

**6/6/11 - Monday, June 6, 2011**

**CITY OF EAU CLAIRE  
PLAN COMMISSION MINUTES**

**Meeting of June 6, 2011**

City Hall, Council Chambers, 7:00 p.m.

Members Present: Messrs. Klinkhammer, FitzGerald, Larson, Kayser, Seymour, Duax, Pearson, Hibbard

Staff Present: Messrs. Tufte, Reiter, Genskow

The meeting was chaired by Mr. Kayser.

**1. REZONING (Z-1486-11) “ R-1A to R-1, 3108 33rd Street**

Paul Tiefel has submitted a request to rezone his property at 3108 33rd Street from R-1A to R-1. The property was annexed and zoned R-1A and then sewer and water were added a few years later. The lot has a single-family home on it, but can be further divided so a second house can be constructed. Utilities are in place already for a second house.

Bethany Gurgel, Eau Claire, spoke in support. She>

Hr. Hibbard suggested that the entire street be considered for rezoning at one time rather than by individual request. Mr. Tufte responded that there is very little difference in the zoning except the minimum lot size and the availability of utilities.

Mr. FitzGerald moved to recommend approval. Mr. Seymour seconded and the motion carried. Mr. Hibbard voted no.

**2. CONDITIONAL USE PERMIT (CZ-1107) “ Poster Panel, 1112 Menomonie Street  
and  
CONDITIONAL USE PERMIT (CZ-1108) “ Poster Panel, 1211 Menomonie Street**

Lamar Central Outdoor, LLC, has submitted two requests to allow two existing poster panels to continue on Menomonie Street on property owned by the City of Eau Claire. Their leases expire at the end of this year and they will need conditional use permits for a lease extension.

Bill Mitchell and Rich Reinart, Lamar Central Outdoor, spoke in support.

John Robertson, Dairy Queen store owner, spoke in opposition. He presented a petition from adjacent businesses along Menomonie Street in opposition to the continuance of the poster panels. He said it was an issue of aesthetics for the other businesses. Some strongly opposed the signs; other owners were less in opposition to the signs.

Mr. FitzGerald moved to approve the signs since the lease will have a sixty-day removal clause. Mr. Pearson seconded. There followed a discussion of those members in support and others expressing their opposition in particular to the sign on the north side of the street adjacent to commercial uses.

Mr. Hibbard moved to postpone consideration of CZ-1107 and to refer the request to the Waterways and Parks Commission for any objections and recommendations, and to notify the petitioners in opposition of the postponement. Mr. FitzGerald seconded and the motion carried. Mr. Klinkhammer voted no.

Mr. FitzGerald then moved to postpone consideration for CZ-1108 and to refer the request to the Waterways and Parks Commission for any objections and recommendations, and to notify the petitioners in opposition of the postponement. Mr. Hibbard seconded and the motion carried. Mr. Klinkhammer voted no.

**3. ANNEXATION (11-3A) “ 3566 Halsey Street, Town of Washington**

Lorraine Norrish has petitioned for annexation of her residence, located at 3566 Halsey Street from the Town of Washington to the City of Eau Claire. Sewer and water are available in Halsey Street. The existing septic system has failed and needs to be replaced.

Mr. Duax moved to recommend approval. Mr. FitzGerald seconded and the motion carried. Mr. Hibbard abstained.

**4. DISCUSSION**

A. I-1 to P-Public “ Parcel West of the Waldemar Ager House, W. Madison Street

Mr. Tufte reported that the City has received a letter from the association requesting the parcel be rezoned from I-1 to P-Public, which is a recommendation of the West Riverside Plan. It was the consensus of the commission to proceed with the rezoning.

B. Five-year Comprehensive Plan Review

Mr. Tufte presented a list of comments from the committee™s brainstorming meeting of May 19, 2011. He reviewed the list and

noted that some of the items were already on the list for the next five-year work program. Some of the items will need clarification from the committee. The amended list will be presented again to the committee on June 23, 2011, for comments, and the final list will come back to the Plan Commission for approval in July.

## **5. MINUTES**

The minutes of the meeting of May 16, 2011, were approved.

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Thomas Pearson  
Secretary